

MINUTES

STATE BUILDING COMMISSION MEETING

MARCH 11, 2010

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:15 a.m.	Military Department	Colonel Bill Wenzler
11:16 a.m.	Department of Safety (deferred)	
11:17 a.m.	Department of Environment and Conservation	Commissioner Jim Fyke
11:23 a.m.	Department of Veterans Affairs	Commissioner John Keys
11:25 a.m.	Department of Veterans Home Board	Executive Director Ed Harries
11:26 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:28 a.m.	Department of Economic & Community Development	Commissioner Matt Kisber
11:34 a.m.	Department of Correction	Commissioner Gayle Ray
11:42 a.m.	University of Tennessee	Dr. Jan Simek
11:45 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:59 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Ron Ramsey, Lieutenant Governor
Kent Williams, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Tre Hargett, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, State Architect's Office
Alan Robertson, State Architect's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jonathan Rummel, Secretary of State's Office
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents

John Carr, Finance and Administration
Nancy Blevins, Department of Finance and Administration
Felenceo Hill, Department of Finance and Administration
Dottie Hagood, Real Property Administration
Mark Cherpack, Department of Finance and Administration
Alvin Payne, University of Tennessee
George Criss, University of Tennessee
Gary Rogers, University of Tennessee
Scott Boelscher, THEC
Jim Dixey, Real Property Administration
Tom Robinson Department of Correction
Cindy Liddell, Bond Finance
Robert Qualey, Real Property Administration
Murray Crow, Department of Environment and Conservation
J.J. Perdue, Department of Environment and Conservation
Chuck Taylor, Department of Veterans Affairs
Taylor Wyrick, Tennessee State Veterans Homes
Paul Degges, Department of Transportation
Alan Durham, Department of Transportation
Jim Schmidt, Baker Donelson
Greg Steck, Real Property Administration
Doug Freeman, Real Property Administration
Cleve Salmon, Real Property Administration
Bill Finney, Real Property Administration
Garry Askew, Bauer Askew Architects
Carl Manka, Tennessee Board of Regents
Glenn Binkley, Tennessee Technological University
Martha Akins, Tennessee Historical Commission
Patrick McIntyre, Tennessee Historical Commission
Stephanie Tisdale, Department of Economic & Community Development
Paul VanderMeer, Department of Economic & Community Development
Norman Nash, Department of Veterans Affairs
Gloria Bell, Tennessee Technological University
Bob Bell, Tennessee Technological University

Lt. Governor Ramsey called the meeting to order at 11:15 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

* * * * *

MILITARY DEPARTMENT

11:15 a.m.

Colonel Wenzler requested action on the following matter.

TEMA – GIBSON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **TEMA Tower Replacement** at Medina, Gibson County, with procurement through the Department of General Services Purchasing Division.

Estimated Project Cost: \$135,000.00
SBC Project No. 361/062-01-2010

* * * * *

DEPARTMENT OF SAFETY

STATEWIDE

- 1) Mr. Fitts stated that they would like to defer for one month a request for approval of a project, acknowledgment of the source of funding and approval to issue_a Request for Proposals for Design/Build Alternative Delivery Method for **Radio Tower Replacement** for the Department of Safety, statewide, and selection of a designer to assist in the development of the RFP and program and in administration of the project.

Secretary Hargett stated that he had some questions concerning the overall program for radio towers and requested that the Department provide a presentation at next month's meeting. The Commission deferred the matter as requested.

Estimated Project Cost: \$1,675,000.00
SBC Project No. 502/001-01-2010

* * * * *

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:17 a.m.

Commissioner Fyke requested action on the following matters.

WARRIORS PATH STATE PARK, SULLIVAN COUNTY, TENNESSEE

- 1) Approved a request for acceptance of "gift-in-place" construction for **Amphitheater** at Warriors Path State Park with design and construction provided by the Warriors Path Friends Group, with plans and specifications to be approved by the State Architect.

Estimated Project Cost: \$88,000.00

SBC Project No. 126/096-01-2010

- 2) Approved a request for funding for a settlement in the amount of \$15,000 to Walter Rice Construction for **Swimming Pool Upgrade** at Warriors path State Park, Sullivan County, Tennessee.

Estimated Project Cost: \$1,220,000.00

SBC Project No. 126/096-01-2004

CORDELL HULL BIRTHPLACE, PICKETT COUNTY, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **Artifact Storage Facility** to include an addition to the maintenance building at Cordell Hull Birthplace, Pickett County, Tennessee, with work to be accomplished within existing project funds.

Estimated Project Cost: \$350,000.00

SBC Project No. 126/024-01-2006

WYNNEWOOD STATE HISTORIC SITE, SUMNER COUNTY, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **Emergency Repairs and Restoration** at Wynnewood State Historic Site, Sumner County, to include repairs to the Bungalow Cottage and other related work, and acknowledgement of \$300,000 of State capital appropriations per SBC request on 12/10/09.

Estimated Project Cost: \$6,000,000.00

SBC Project No. 160/004-01-2008

* * * * *

DEPARTMENT OF VETERANS AFFAIRS

11:23 a.m.

Commissioner Keys requested action on the following matter.

EAST TENNESSEE STATE VETERANS CEMETERY, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in estimated project cost from \$5,551,000.00 to \$6,500,000.00 (\$949,000.00 increase) for **Expansion** of the East Tennessee State Veterans Cemetery, Knoxville, and authorization to fully plan the entire scope of the project.

Revised Estimated Project Cost:	\$6,500,000.00
Estimated Planning Cost:	\$ 800,000.00
<i>SBC Project No.</i>	<i>682/000-03-2006</i>

* * * * *

DEPARTMENT OF VETERANS HOME BOARD

11:25 a.m.

Executive Director Ed Harries requested action on the following matter.

EAST TENNESSEE STATE VETERANS HOME, KNOXVILLE, TENNESSEE

- 1) Approved a request for acceptance of "gift-in-place" construction for **Park Pavilion** at East Tennessee State Veterans Home, Knoxville, with design and construction provided by Knoxville Marine Corps League, with plans and specifications to be approved by the State Architect.

Estimated Project Cost: \$50,000.00
SBC Project No. 680/000-01-2010

* * * * *

DEPARTMENT OF TRANSPORTATION

11:26 a.m.

Commissioner Nicely requested action on the following matters.

QUARTERLY STATUS REPORT

- 1) The Commission acknowledged receipt of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

REGION 2 – PUTNAM COUNTY, TENNESSEE

- 1) Commissioner Nicely presented a request for approval of a project and acknowledgment of the source of funding for **Bridge Inspection Building** in Region 2, Cookeville, and selection of a designer to design and supervise the project. Secretary Hargett inquired about the status of several of the large, critical bridge projects. Commissioner Nicely stated that the Department would be presenting the information to the Legislature, and that the information was also available in the Quarterly Status Report. After further discussion, the project was approved, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$225,000.00
SBC Project No. 242/010-01-2010

REGION 2 – HAMILTON COUNTY, TENNESSEE

- 1) Approved a request to substitute the plumbing subcontractor, AJ's Plumbing Contractor, Inc., with Webb Plumbing, Heating and Electric Corp, on a project for **I-24 Tiftonia Welcome Center** in Hamilton County, Tennessee.

Estimated Project Cost: \$2,600,000.00
SBC Project No. 242/010-01-2009

* * * * *

DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT

11:28 a.m.

Commissioner Kisber requested action on the following matters.

WACKER CHEMIE AG – BRADLEY COUNTY, TENNESSEE

- 1) Commissioner Kisber presented a request for approval of a grant to The Southeast Tennessee Development District for **Wacker Chemie AG**, Bradley County, Tennessee. After discussion, the Commission approved the request without objection.

Estimated Project Cost: \$64,200,000.00
SBC Project No. 529/000-01-2010

WEST TENNESSEE MEGASITE – HAYWOOD COUNTY, TENNESSEE

- 1) Commissioner Kisber presented a request for approval of a designer to perform **Water & Wastewater Infrastructure Development** at the West Tennessee Megasite, Haywood County, Tennessee. He stated that they were recently made aware of a potential opportunity surrounding federal stimulus dollars that have been received by the USDA for Rural Development that could help offset the cost of water infrastructure, not only for that site, but for the development of areas between the site and the existing metropolitan areas. He said there are a number of fast-approaching deadlines that must be met, primarily to have the engineering in place that could support a grant application by the deadline of September 30. He urged approval so that part of the \$2.8 million appropriation to begin engineering and design work can potentially draw down available grant dollars. Commissioner Goetz commented that the amounts of the grant are potentially substantial. Commissioner Kisber said he was informed by the USDA for Rural Development that they had received close to \$70 million in loans and grants for water projects in smaller communities. He said they think they can make this site work for some of that grant, but they need to have the engineering in place that shows it supports the application. Treasurer Lillard stated that he was not opposed to approving the designer today, but thought they should also be approving the subcontractors since this is a major project. After further discussion, Treasurer Lillard made a motion to approve SSOE, Inc. as designer for the project, with the understanding that their subcontractors will require approval by the Executive Subcommittee. His motion was properly seconded, and passed without objection.

Estimated Planning Cost: \$615,000.00
SBC Project No. 529/000-02-2010

DEPARTMENT OF CORRECTION

11:34 a.m.

Commissioner Ray requested action on the following matters.

BRUSHY MOUNTAIN STATE PRISON, MORGAN COUNTY, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$100,000.00 to \$550,000.00 (\$450,000.00 increase) of a project to **Decommission** Brushy Mountain State Prison, Morgan County, and approval to begin negotiations with Cumberland Utilities Board relative to the transfer of the water plant, reservoir and associated assets, with the grant negotiations to be brought back for approval.

Revised Estimated Project Cost: \$550,000.00
SBC Project No. 142/001-01-2008

SOUTH CENTRAL CORRECTIONAL FACILITY, WAYNE COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding from \$8,500,000.00 to \$7,300,000.00 (\$1,200,000.00 decrease) for **Reroof Various Buildings** at South Central Correctional Facility, Wayne County, Tennessee.

Revised Estimated Project Cost: \$7,300,000.00
SBC Project No. 142/018-01-2008

NORTHEAST CORRECTIONAL COMPLEX, JOHNSON COUNTY, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$6,200,000.00 to \$7,400,000.00 (\$1,200,000.00 increase) and approval to utilize Best Value Option 1 Alternative Delivery Method for **Various Reroofs** at Northeast Correctional Complex, Johnson County, Tennessee.

Revised Estimated Project Cost: \$7,400,000.00
SBC Project No. 142/024-01-2009

DEBERRY SPECIAL NEEDS FACILITY, DAVIDSON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Hot Water Heaters Replacement** at Deberry Special Needs Facility, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$1,100,000.00
SBC Project No. 142/011-01-2010

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding for **Water Storage Tank Repairs & Maintenance** at institutions statewide, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$1,000,000.00
SBC Project No. 140/001-01-2010

MARK LUTTRELL CORRECTIONAL CENTER, SHELBY COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Food Service Equipment Repair/Replacement** at Mark Luttrell Correctional Center, Memphis, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$560,000.00
SBC Project No. 140/005-01-2010

UNIVERSITY OF TENNESSEE

11:42 a.m.

Dr. Simek requested action on the following matters.

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **University Center Improvements** at University of Tennessee, Martin, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$1,000,000.00

SBC Project No. 540/011-02-2010

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$49,600,000.00 to \$57,100,000.00 (\$7,500,000.00 increase) for **College of Pharmacy Building** at the University of Tennessee Health Science Center, Memphis, Tennessee.

Revised Estimated Project Cost: \$57,100,000.00

SBC Project No. 540/013-03-2004

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **McCord Hall Repairs** at University of Tennessee, Knoxville, with work to be accomplished in-house with assistance from campus consultant.

Estimated Project Cost: \$1,100,000.00

SBC Project No. 540/009-28-2010

* * * * *

TENNESSEE BOARD OF REGENTS

11:45 a.m.

Chancellor Manning requested action on the following matters.

Austin Peay State University, Clarksville

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$230,000.00 to \$470,000.00 (a \$240,000.00 increase) and acknowledgement of source of funding for **Trahern Building Roof Replacement** at Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost: \$470,000.00
SBC Project No. 166/003-05-2009

- 2) Approved a project and acknowledgment of the source of funding for **Campus Fiber Loop Installation** at Austin Peay State University in Clarksville, Tennessee, with the selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$150,000.00
SBC Project No. 166/003-06-2010

Chattanooga State Community College, Chattanooga, Tennessee

- 1) Approved a request for a revision in scope with work to be accomplished within existing project funds for **CBIH and East Campus Roof Replacement** at Chattanooga State Community College in Chattanooga, Tennessee.

Revised Estimated Project Cost \$430,000.00
SBC Project No. 166/012-01-2008

- 2) Approved a project and acknowledgement of the source of funding for **IMC Building Upgrades and Corrections** at Chattanooga State Community College in Chattanooga, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$520,000.00
SBC Project No. 166/012-01-2010

Northeast State Community College, Blountville, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$260,000.00 to \$740,000.00 (a \$480,000.00 increase) and acknowledgement of source of funding for **North Parking Lot Construction** at Northeast State Community College in Blountville, Tennessee.

Revised Estimated Project Cost **\$740,000.00**

SBC Project No. 166/038-03-2008

Pellissippi State Community College, Knoxville, Tennessee

- 1) Approved a project and acknowledgment of source of funding for **Roof Replacements and Exterior Repairs** at Pellissippi State Community College in Knoxville, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: **\$1,420,000.00**
SBC Project No. 166/032-01-2010

- 2) Approved a project and acknowledgement of the source of funding for **Hardin Valley HVAC Upgrades** at Pellissippi State Community College in Knoxville, Tennessee, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: **\$100,000.00**
SBC Project No. 166/032-02-2010

- 3) Approved a project and acknowledgment of source of funding for **Magnolia Campus Renovations** at Pellissippi State Community College in Knoxville, Tennessee, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: **\$500,000.00**
SBC Project No. 166/032-03-2010

- 4) Approved a project and acknowledgment of the source of funding for **McWherter HVAC and Fire System Upgrades** at Pellissippi State Community College in Knoxville, Tennessee, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: **\$215,000.00**
SBC Project No. 166/032-04-2010

- 5) Approved a project and acknowledgment of the source of funding for **McWherter Lab Renovations** at Pellissippi State Community College in Knoxville, Tennessee, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost:

\$425,000.00

SBC Project No. 166/032-05-2010

Tennessee Technology Center @ Pulaski, Pulaski, Tennessee

- 1) Approved a project and acknowledgment of the source of funding **Solar Training Modular** at the Tennessee Technology Center @ Pulaski in Pulaski, Tennessee.

Estimated Project Cost:

\$45,500.00

SBC Project No. 166/080-01-2010

Tennessee Technological University, Cookeville, Tennessee

- 1) Approved a request for **Master Plan Update** at the Tennessee Technological University in Cookeville, Tennessee, as presented by Bauer Askew Architecture, PLLC.

Estimated Project Cost

\$150,000.00

SBC Project No. 166/011-05-2007

Discussion of Bids

- 1) **University of Memphis, Memphis**
(Carpenter Student Housing Additions)
SBC Project No. 166/007-01-2002
Bid date: 3-03-2010
SBC Action: Referred to Subcommittee with authority to act
- 2) **Pellissippi State Community College, Knoxville**
(New Parking)
SBC Project No. 166/032-01-2008
Bid date: 3-03-2010
SBC Action: Referred to Subcommittee with authority to act
- 3) **Walters State Community College, Morristown**
(College Center Roof Replacement)
SBC Project No. 166/023-01-2006
Bid date: 3-10-2010
SBC Action: Referred to Subcommittee with authority to act

* * * * *

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on February 11, 2010.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- 1) **Department of Transportation – Region 3**
(Renovate Offices/Garages – Clarksville, Gallatin, McEwen)

Change Order No.	5
Contract Amount:	\$1,795,080.00
Change Order Amount:	\$ 30,803.60
Change Order Percent:	1.72
Cumulative Percent	11.52
SBC Project No.	247/000-01-2004
- 2) **Tennessee State University**
(Clement Hall Allied Health Renovations)

Change Order No.	11
Contract Amount	\$1,189,929.00
Change Order Amount:	\$ 34,095.98
Change Order Percent:	2.87
Cumulative Percent	17.33
SBC Project No.	166/001-05-2005
- 3) **Southwest Tennessee Community College**
(Verties Sails Weight Room Addition)

Change Order No.	2
Contract Amount:	\$266,400.00
Change Order Amount:	\$ 14,599.30
Change Order Percent:	5.48
Cumulative Percent	12.22
SBC Project No.	166/033-02-2007
- 4) **West TN Regional Health Office**
(Lab Renovation)

Change Order No.	4
Contract Amount:	\$305,499.00
Change Order Amount:	\$ 10,138.65
Change Order Percent:	3.32
Cumulative Percent	30.62
SBC Project No.	408/005-01-2002

- 5) **Library & Archives Building**
 (HVAC System Upgrade)
 Change Order No. 3
 Contract Amount: \$299,307.00
 Change Order Amount: \$ 4,690.67
 Change Order Percent: 1.57
 Cumulative Percent 11.31
 SBC Project No. 529/043-01-2007

DESIGNER SELECTION LIST

- 1) Approved a request to refer the designer selections to the Subcommittee, with authority to act.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on January 25, 2010.

* * * * *

There being no further business, the meeting adjourned at 12:00 p.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration